

214/41

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP NO. 31936

BEING A PORTION OF LOTS 21 AND 22 AS SHOWN BY MAP OF LANDS OF THE EAST RIVERSIDE LAND COMPANY ON FILE IN BOOK 6, PAGE 44 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY, CALIFORNIA, LOCATED IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN.

SOUTHLAND ENGINEERING RIVERSIDE, CA. JUNE 2004

RECORDERS STATEMENT

FILED THIS 15th DAY OF September, 2005, AT 8:00 A.M. IN BOOK 214 OF PARCEL MAPS, AT PAGES 41-42, AT THE REQUEST OF THE CITY CLERK OF THE CITY OF RIVERSIDE. FEE \$9.00 NO. 2005-0765353

LARRY W. WARD, COUNTY ASSESSOR, CLERK, RECORDER
BY: [Signature], DEPUTY
SUBDIVISION GUARANTEE: FIRST AMERICAN TITLE COMPANY

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF RAY MAGNON IN AUGUST 2001. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN ONE YEAR FROM THE RECORDATION DATE OF THIS MAP AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE SURVEY TO BE RETRACED. I HEREBY STATE THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP.

[Signature]
ALLEN W. MARTIN, LS 5306
EXPIRATION DATE: 12/31/05



CITY ENGINEER'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 19th DAY OF August, 2005 AND THE SUBDIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS APPROVED BY THE CITY OF RIVERSIDE PLANNING COMMISSION ON MAY 20, 2004 AND ANY APPROVED ALTERATIONS THEREOF; AND ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL HAVE BEEN COMPLIED WITH.



[Signature]
THOMAS J. BOYD
RCE 36170 LIC. EXP 6/30/06
CITY ENGINEER

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF TWO SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF PARCEL MAP NO. 31936; THE EASEMENT DESIGNATED AS "PRIVATE ACCESS EASEMENT" IS HEREBY ACCEPTED AS AN EASEMENT FOR PUBLIC UTILITIES, AND INGRESS AND EGRESS FOR EMERGENCY VEHICLES; THE EASEMENTS DESIGNATED "BLANKET P.U.E." ARE HEREBY ACCEPTED FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES; THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF THE CITY OF RIVERSIDE, STATE OF CALIFORNIA.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 6th DAY OF Sept., 2005

COLLEEN J. NICOL
CITY CLERK OF THE CITY OF RIVERSIDE, CALIFORNIA
BY: [Signature]

CITY TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL.

THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED: 8/23, 2005
PAUL C. SUNDEEN
CHIEF FINANCIAL OFFICER/TREASURER
BY: [Signature]

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, OR LOCAL TAXES, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$ 20,400.

DATED August 10, 2005
PAUL McDonnell, COUNTY TAX COLLECTOR
BY: [Signature], DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ 20,400 HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: August 10, 2005
CASH TAX BOND
PAUL McDonnell
COUNTY TAX COLLECTOR
BY: _____, DEPUTY
NANCY ROMERO,
CLERK OF THE BOARD OF SUPERVISORS
BY: [Signature]

PUBLIC UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE, PUBLIC UTILITIES DEPARTMENT, SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE WATER AND ELECTRIC DIVISIONS OF THE PUBLIC UTILITIES DEPARTMENT OF THE CITY OF RIVERSIDE.

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR
DATED: AUG 15, 2005 BY: [Signature]

CITY SURVEYOR'S CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME THIS 21st DAY OF August, 2005 AND I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT, AND THAT ALL MONUMENTS HAVE BEEN SET OR A CASH DEPOSIT SUFFICIENT TO COVER THEIR PLACEMENT HAS BEEN DEPOSITED WITH THE CITY OF RIVERSIDE.

MARK S. BROWN
LS 5655 LIC. EXP. 9/30/05
CITY SURVEYOR
BY: [Signature]



UTILITIES EASEMENT STATEMENT

THE CITY OF RIVERSIDE BEING THE RECORD OWNER OF THE FOLLOWING DESCRIBED EASEMENTS, HEREBY CONSENTS TO THE PREPARATION AND FILING OF THE ANNEXED MAP.

1. A RIGHT OF WAY RESERVED BY EAST RIVERSIDE LAND COMPANY, A CORPORATION FOR IRRIGATION AND DOMESTIC WATER PIPES, FLUMES AND ASSIGNS; THE RIGHT TO PERPETUALLY MAINTAIN, RENEW AND REPAIR SAID FACILITIES, AND THE PERPETUAL RIGHT OF ENTRY UPON SUCH PORTIONS OF SAID LAND AS MAY BE NECESSARY AND CONVENIENT FOR THE EXERCISE OF SAID RESERVED RIGHTS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD.

DAVID H. WRIGHT
PUBLIC UTILITIES DIRECTOR
DATED AUG 15, 2005 BY: [Signature]

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION AS SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID LAND, AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

WE HEREBY DEDICATE TO PUBLIC USE FOR PUBLIC UTILITY PURPOSES TOGETHER WITH THE RIGHT OF INGRESS FOR EMERGENCY VEHICLES THAT CERTAIN EASEMENT SHOWN AS "PRIVATE ACCESS EASEMENT".

WE ALSO HEREBY DEDICATE TO THE CITY OF RIVERSIDE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRIC ENERGY DISTRIBUTION FACILITIES, THE EASEMENTS DESIGNATED AS "BLANKET P.U.E."

WE HEREBY RETAIN THE EASEMENTS INDICATED AS "PRIVATE ACCESS EASEMENT" FOR PRIVATE ACCESS PURPOSES, PRIVATE STORM DRAIN FACILITIES, AND PRIVATE SANITARY SEWER FACILITIES, FOR THE PRIVATE USE AND THE SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS, ASSIGNEES, AND ALL PARCEL OWNERS WITHIN THIS SUBDIVISION.

LAURA LANE PARTNERSHIP, LLC,
A CALIFORNIA LIMITED LIABILITY COMPANY
[Signature]
RAY MAGNON, MANAGER

TRUSTEE:

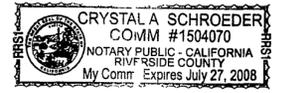
FIRST AMERICAN TITLE COMPANY, TRUSTEE UNDER DEED OF TRUST RECORDED DECEMBER 26, 2003 AS INSTRUMENT NO. 2003-1005915, OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BY: [Signature]
GARY FRANCIS, ASST. SECRETARY

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS:
COUNTY OF RIVERSIDE }
ON May 31, 2005 BEFORE ME, CRYSTAL A. SCHROEDER A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED RAY MAGNON PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES: July 27, 2008



NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA } SS:
COUNTY OF Riverside }
ON June 10, 2005 BEFORE ME, C. Gozdecki A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED GARY FRANCIS PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND
SIGNATURE [Signature] MY PRINCIPAL PLACE OF BUSINESS IS IN RIVERSIDE COUNTY.
NOTARY PUBLIC IN AND FOR SAID STATE MY COMMISSION EXPIRES: 8-27-2008

[Signature]
PRINT NAME

SOILS REPORT

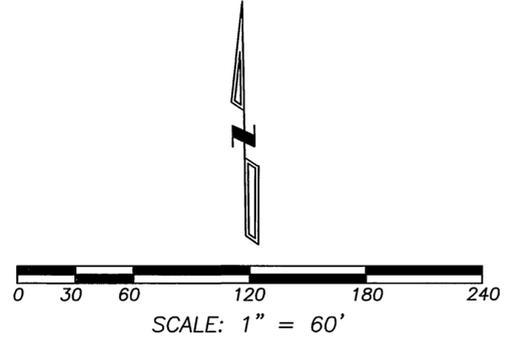
A PRELIMINARY SOILS REPORT WAS PREPARED FOR THIS SUBDIVISION BY SOILS SOUTHWEST INC. ON JUNE 20, 2000 AS REQUIRED BY THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA SECTION 17953.

P.M.B. 214 / 41

PARCEL MAP NO. 31936

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SOUTHLAND ENGINEERING RIVERSIDE, CA. JUNE 2004

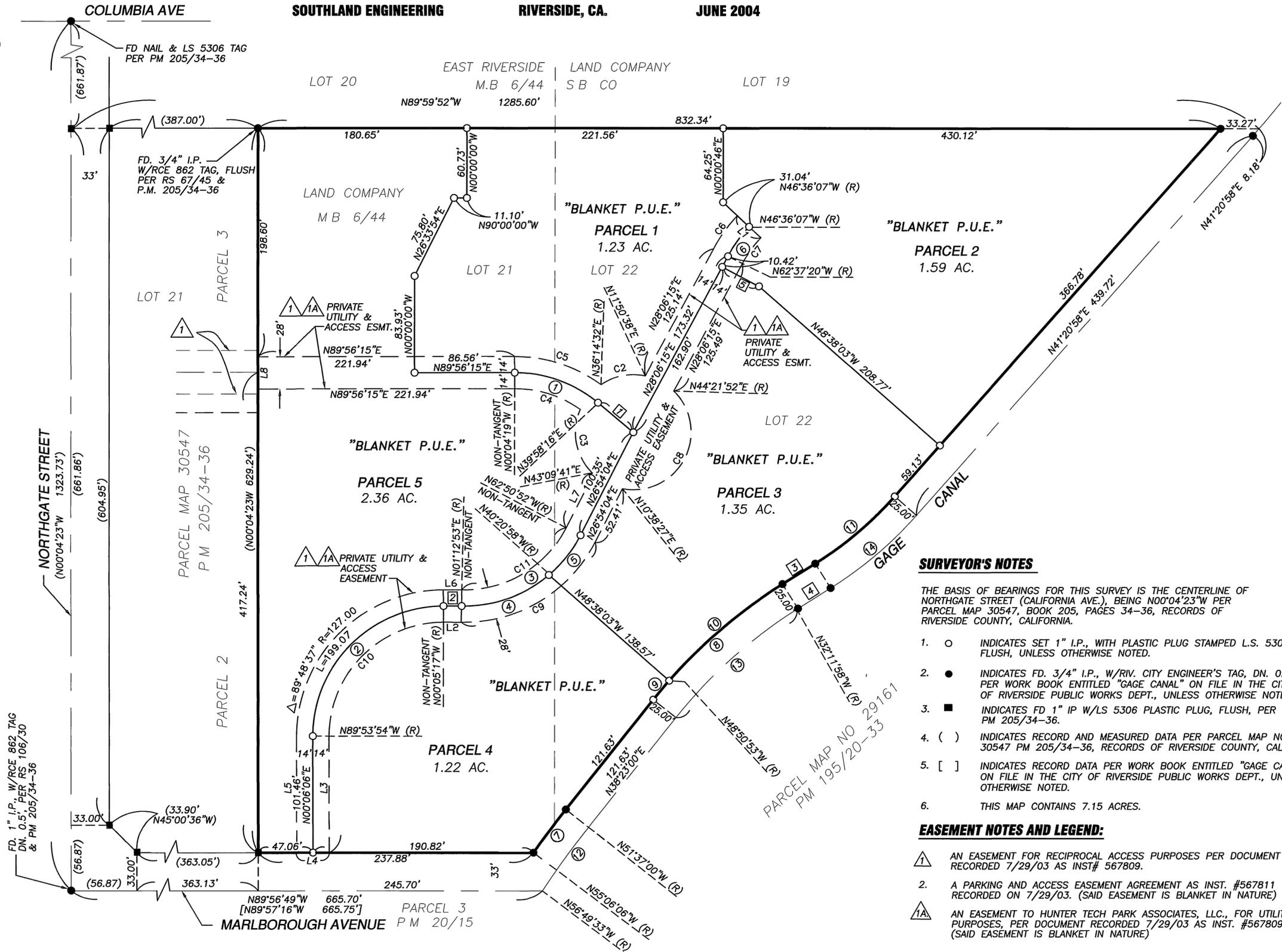


LINE DATA		
1	39.88'	N50°01'44"W
2	15.66'	N89°53'54"W
3	33.46'	N57°48'02"E
4	33.46'	N57°48'02"E
5	35.98'	N61°53'45"W

CURVE DATA				
Δ=	R=	T=	L=	
1	40°02'35"	112.00'	40.81'	78.27'
2	89°48'37"	113.00'	112.63'	177.13'
3	64°03'45"	113.00'	70.70'	126.35'
4	41°33'51"	113.00'	42.88'	81.97'
5	22°29'54"	113.00'	22.48'	44.37'
6	16°01'13"	113.00'	15.90'	31.60'
7	03°29'06"	775.00'	23.58'	47.14'
8	19°25'02"	445.00'	76.13'	150.81'
9	02°46'07"	445.00'	10.75'	21.50'
10	16°38'55"	445.00'	65.11'	129.31'
11	16°27'04"	315.00'	45.54'	90.44'
12	05°12'33"	750.00'	34.12'	68.19'
13	19°25'02"	420.00'	71.86'	142.34'
14	16°27'04"	340.00'	49.15'	97.62'

EASEMENT CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C2	45°55'50"	50.00	40.08
C3	70°09'24"	50.00	61.22
C4	35°21'06"	98.00	60.47
C5	36°18'51"	126.00	79.86
C6	16°01'13"	127.00	35.51
C7	16°01'13"	99.00	27.68
C8	146°16'35"	50.00	127.65
C9	64°03'45"	127.00	142.00
C10	89°48'37"	99.00	155.18
C11	64°03'45"	99.00	110.69

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	28.00	N46°36'08"W
L2	15.34	N89°53'53"W
L3	101.45	N00°06'06"E
L4	28.00	N89°56'49"W
L5	101.48	N00°06'06"E
L6	15.98	N89°53'20"W
L7	52.29	N26°54'03"E
L8	28.00	N00°04'23"W



- SURVEYOR'S NOTES**
- INDICATES SET 1" I.P., WITH PLASTIC PLUG STAMPED L.S. 5306, FLUSH, UNLESS OTHERWISE NOTED.
 - INDICATES FD. 3/4" I.P., W/RIV. CITY ENGINEER'S TAG, DN. 0.6", PER WORK BOOK ENTITLED "GAGE CANAL" ON FILE IN THE CITY OF RIVERSIDE PUBLIC WORKS DEPT., UNLESS OTHERWISE NOTED.
 - INDICATES FD 1" IP W/LS 5306 PLASTIC PLUG, FLUSH, PER PM 205/34-36.
 - () INDICATES RECORD AND MEASURED DATA PER PARCEL MAP NO. 30547 PM 205/34-36, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA
 - [] INDICATES RECORD DATA PER WORK BOOK ENTITLED "GAGE CANAL" ON FILE IN THE CITY OF RIVERSIDE PUBLIC WORKS DEPT., UNLESS OTHERWISE NOTED.
 - THIS MAP CONTAINS 7.15 ACRES.
- EASEMENT NOTES AND LEGEND:**
- △ AN EASEMENT FOR RECIPROCAL ACCESS PURPOSES PER DOCUMENT RECORDED 7/29/03 AS INST# 567809.
 - 2. A PARKING AND ACCESS EASEMENT AGREEMENT AS INST. #567811 RECORDED ON 7/29/03. (SAID EASEMENT IS BLANKET IN NATURE)
 - △A AN EASEMENT TO HUNTER TECH PARK ASSOCIATES, LLC., FOR UTILITY PURPOSES, PER DOCUMENT RECORDED 7/29/03 AS INST. #567809. (SAID EASEMENT IS BLANKET IN NATURE)